

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
E/S Burke Road, 200' N		
centerline of Cold Spring Road	*	DEPUTY ZONING COMMISSIONER
15th Election District		
5th Councilmanic District	*	OF BALTIMORE COUNTY
(1108 Burke Road)		
	*	CASE NO. 02-252-A
Joanna E. & Josef L. Lacher		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Joanna E. and Josef L. Lacher, the legal owners of the subject property. The variance request is for property located at 1108 Burke Road in the eastern area of Baltimore County. The Petitioners herein seek a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) to have a property line setback of 0.5' and a height of 24' in lieu of the required 2.5' and 15' respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts

ORDER RECEIVED FOR FILING
 Date 11/31/02
 By [Signature]

that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

As of the date of this Order, the Department of Environmental Protection & Resource Management (DEPRM) has not completed its review of this project. Therefore, the relief granted herein is subject to the Petitioners' compliance with any recommendations made by DEPRM upon completion of their review. In addition, Petitioners must be in compliance with the requirements set forth in the Zoning Advisory Comments submitted by the Office of Planning dated January 28, 2002, a copy of which is attached hereto and made a part hereof.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 31st day of January, 2002, that a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) to have a property line setback of 0.5' and a height of 24' in lieu of the required 2.5' and 15' respectively, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with any recommendations, if any, made by DEPRM.

ORDER RECEIVED FOR FILING

Date

By

1/31/02
[Signature]

3. Compliance with the recommendations made by the Office of Planning dated January 28, 2002.
4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING

Date

1/31/12

By





Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

January 31, 2002

Mr. & Mrs. Josef L. Lacher
1108 Burke Road
Baltimore, Maryland 21220

Re: Petition for Administrative Variance
Case No. 02-252-A
Property: 1108 Burke Road

Dear Mr. & Mrs. Lacher:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



Flood PLAIN *BCA*

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1108 Burke Rd
which is presently zoned Residential R5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 & 400.3 BCZR

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) TO HAVE
A PROPERTY LINE SETBACK OF 0.5' AND A HEIGHT OF 24'
IN LIEU OF THE REQUIRED 2.5' AND 15' RESPECTIVELY

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____

Signature _____

Company _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Legal Owner(s):

Josef C Lacher
Name - Type or Print _____

Joann E Lacher
Signature _____

JOANN E LACHER
Name - Type or Print _____

Joann E. Lacher
Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Representative to be Contacted:

SAME
Name _____

AS
Address _____ Telephone No. _____

ABOVE
City _____ State _____ Zip Code _____

A public hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 02-252-A

Reviewed By LTN Date 12/12/01

Estimated Posting Date 12/23/01

RECEIVED
12/15/01

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

Address 1108 Burke Rd
City Baltimore State MD Zip Code 21220

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

I AM ASKING FOR THE VARIANCE FOR 24' FOOT X 36' FOOT GARAGE WITH A FINISHED ROOF HEIGHT OF 24' FEET, TO BE ERRECTED 6" INCHES OFF THE S.E. PROPERTY LINE. MY LOT IS ONLY 50' FOOT WIDE, AN BY SETTING THE GARAGE AS CLOSE TO THE PROPERTY LINE, IT WILL ALLOW ME TO TURN INTO THE GARAGE DOOR EASIER. AN ALSO THE VARIANCE FOR 24' FOOT ROOF HEIGHT IS SO THAT I WOULD HAVE ADEQUATE STORAGE ABOVE IN THE ATTIC. MY HOME IS SMALL AND WE LACK STORAGE.

Thank you Joe Lacher

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature Joseph C. Lacher

Name - Type or Print Joseph C. Lacher

Signature Joann E. Lacher

Name - Type or Print Joann E. Lacher

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11 day of December 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date 12-11-01

Signature Rose G. Alexander
Notary Public

My Commission Expires 7-24-04

REU 09/15/98

ROSE G ALEXANDER
NOTARY PUBLIC
BALTIMORE COUNTY MD

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

1108 Burke Rd
Address
Baltimore MD 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

I AM asking for the VARIANCE for 24'x36' with a finished Height of 24' to be ERECTED 6" INCHES OFF the S-E Property line. My Lot IS ONLY 50' wide AND By setting The Garage AS close to the Property Line, will allow ME to turn INTO THE GARAGE DOOR EASIER AND ALSO The VARIANCE FOR 24' Height IS SO THAT I WOULD HAVE ADEQUATE STORAGE ABOVE IN the ATTIC. My Home IS SMALL AND WE LACK STORAGE

Thankyou Joe Lacher

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Josef Lacher
Signature
Josef Lacher
Name - Type or Print

Joann E. Lacher
Signature
Joann E. Lacher
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11 day of December, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

12-11-01
Date

Rose M. Alexander
Notary Public

My Commission Expires 7-24-01
ROSE M. ALEXANDER

REV 09/15/98

NOTARY PUBLIC
BALTIMORE COUNTY MD



Hood PLAIN CBCA
Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 1108 Burke Rd
which is presently zoned RC3

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 : 400.3 BCZR

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) TO HAVE A PROPERTY LINE SETBACK OF 0.5' AND A HEIGHT OF 24' IN LIEU OF THE REQUIRED 2.5' AND 15' RESPECTIVELY

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____

Signature _____

Company _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Legal Owner(s):

Josef C Lacher
Name - Type or Print _____

[Signature]
Signature _____

JOANN E Lacher
Name - Type or Print _____

Joann E. Lacher
Signature _____

408 Burke Rd 410-335-4717
Address _____ Telephone No. _____

Baltimore MD 21220
City _____ State _____ Zip Code _____

Representative to be Contacted:

SAME
Name _____

AS
Address _____ Telephone No. _____

ABOVE
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 02-252-A

REV 9/15/98

Reviewed By CTM Date 12/12/01

Estimated Posting Date 12/23/01

Zoning Description for 1108 Burke Rd
Beginning at a Point on the South East
Side of Burke Rd which is 50 feet
Wide at the distance of 200 feet North
of the Centerline of the nearest
Improved intersecting street Cold Spring Rd.
which is 20 feet wide. Being Lot # 97
Plat 1 in the Subdivision of Bowlegs Quarters
As Recorded in Baltimore County Plat Book # 7
Folio # 12, containing 17,119.00 sq feet. Also
known as 1108 Burke Rd. and located in the
15th Election District 5 Councilmanic District

252

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **07802**

DATE 12/12/01 ACCOUNT TE001 006 6150

AMOUNT \$ 50.00

RECEIVED FROM: JOE LACHER

FOR: VARIANCE

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
12/12/2001	12/12/2001	11:45:55
REC W001	CASHIER JRIC JMR	DRAWER 1
>>RECEIPT # 075689 OFLR		
Dept 5 528 ZONING VERIFICATION		
CR NO. 007802		

Recpt Tot	50.00
50.00 CK	.00 CA
Baltimore County, Maryland	

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 02-252-A

Petitioner/Developer: _____

JOSEF LACHER

Date of Hearing/Closing: 1/7/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: MR. GEORGE ZANNER
~~Ms. Gwendolyn Stephens~~

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

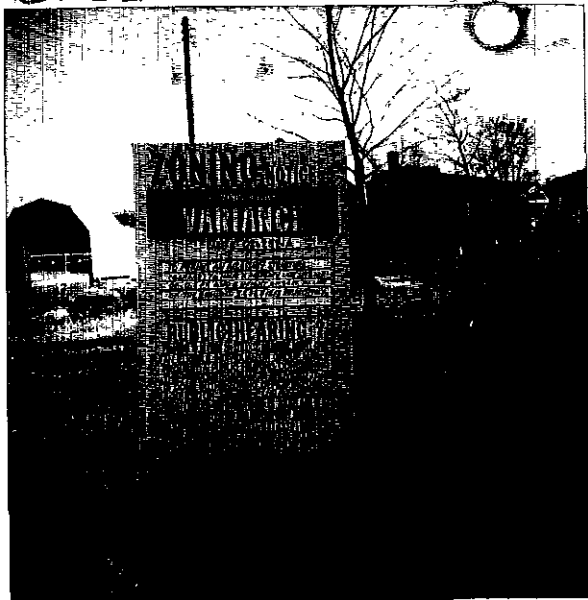
1108 BURKE AVE.

The sign(s) were posted on _____

12/23/01

(Month, Day, Year)

CASE # 02-252-A



1108 BURKE AVE

POSTED 12/23/01

Richard E. Hoffman 12/23/01

Sincerely,

Richard E. Hoffman 12/23/01
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02-252-A

Petitioner: Josef Lacher

Address or Location: 1108 Burke Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Josef Lacher

Address: 1108 Burke Rd

Ba Hs MD 21220

Telephone Number: 410 335 4717

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 252 -A Address 1108 BURKE RD
 Contact Person: LLOYD T. MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/12/01 Posting Date: 12/23/01 Closing Date: 1/07/02

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 02- 252 -A Address 1108 BURKE RD
 Petitioner's Name JOSEF LACHER Telephone 410 335 4717
 Posting Date: 12/23/01 Closing Date: 1/07/02
 Wording for Sign: To Permit AN ACCESSORY STRUCTURE (GARAGE)
TO HAVE A PROPERTY LINE SETBACK OF 0.5' AND A
HEIGHT OF 24' IN LIEU OF THE REQUIRED
2.5' AND 15' RESPECTIVELY

WCR - Revised 6/28/00

I HAVE REVIEWED POSTING INFO



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 24, 2002

Joanna & Josef Lacher
1108 Burke Road
Baltimore MD 21220

Dear Mr. & Mrs. Lacher:

RE: Case Number: 02-252-A, 1108 Burke Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 12, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr. G D Z
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel

Come visit the County's Website at www.co.ba.md.us





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

January 23, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF January 14 2002

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

078, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 252,
253, 254, 256, 257, 258, 259, 260, and 262

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: Todd G. Taylor ^{AG}
DATE: February 12, 2002
SUBJECT: Zoning Item 252
Address 1108 Burke Road

Zoning Advisory Committee Meeting of January 14, 2002

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

_____ Additional Comments:

Reviewer: Keith Kelley

Date: February 12, 2002

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: February 21, 2002

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for January 22, 2002
Item No. 252

The Bureau of Development Plans Review has reviewed the subject zoning item.

The flood protection elevation for this site is 11.2 feet.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

The building engineer shall require a permit for this project.

Building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood resistant construction shall be in accordance with the requirements of the BOCA International Building Code adopted by the County.

RWB:HJO:cab

cc: File

ZAC-1-22-2002-ITEM NO 252-2212002.doc

AV
117

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: January 28, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

JAN 29

SUBJECT: 1108 Burke Road

INFORMATION:

Item Number: 02-252

Petitioner: Josef L. Laudier

LACHER

Zoning: RC 5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to permit the construction of an accessory structure (detached garage) to be located in the front yard in lieu of the required rear yard provided the following conditions are met:

1. The accessory structure should be designed and constructed so as to resemble a residential dwelling to the greatest extent possible. The use of dormers and/or windows is highly recommended.
2. Building materials should be similar in color and materials as those of the principal structure.
3. The accessory structure shall not be used as a dwelling.
4. Elevation drawings of the proposed structure, along with information regarding building materials and color scheme should be submitted to this office for review and approval prior to the issuance of any building permits.

Prepared by: Marta A. Cumber

Section Chief: Jeffrey W. Long
AFK:MAC:

ORDER RECEIVED FOR FILING

Date

By

W:\DEVREV\ZAC\02-252.doc



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1.18.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 252 LTM

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Case # 02-252

December 22, 2001

Zoning Commission

To Whom It May Concern:

We are the property owners of 1112 Burke Road, lots 98 and 99 which borders 1108 Burke Road, lot 97. We understand that Mr. Lacher has filed for a variance to construct a 24 feet x 36 feet garage just 6 inches off our property line. We also understand that there will be a finished peek height of 24 feet.

We would like to make you aware that Mr. Lacher has our full approval and support for the filed variance.

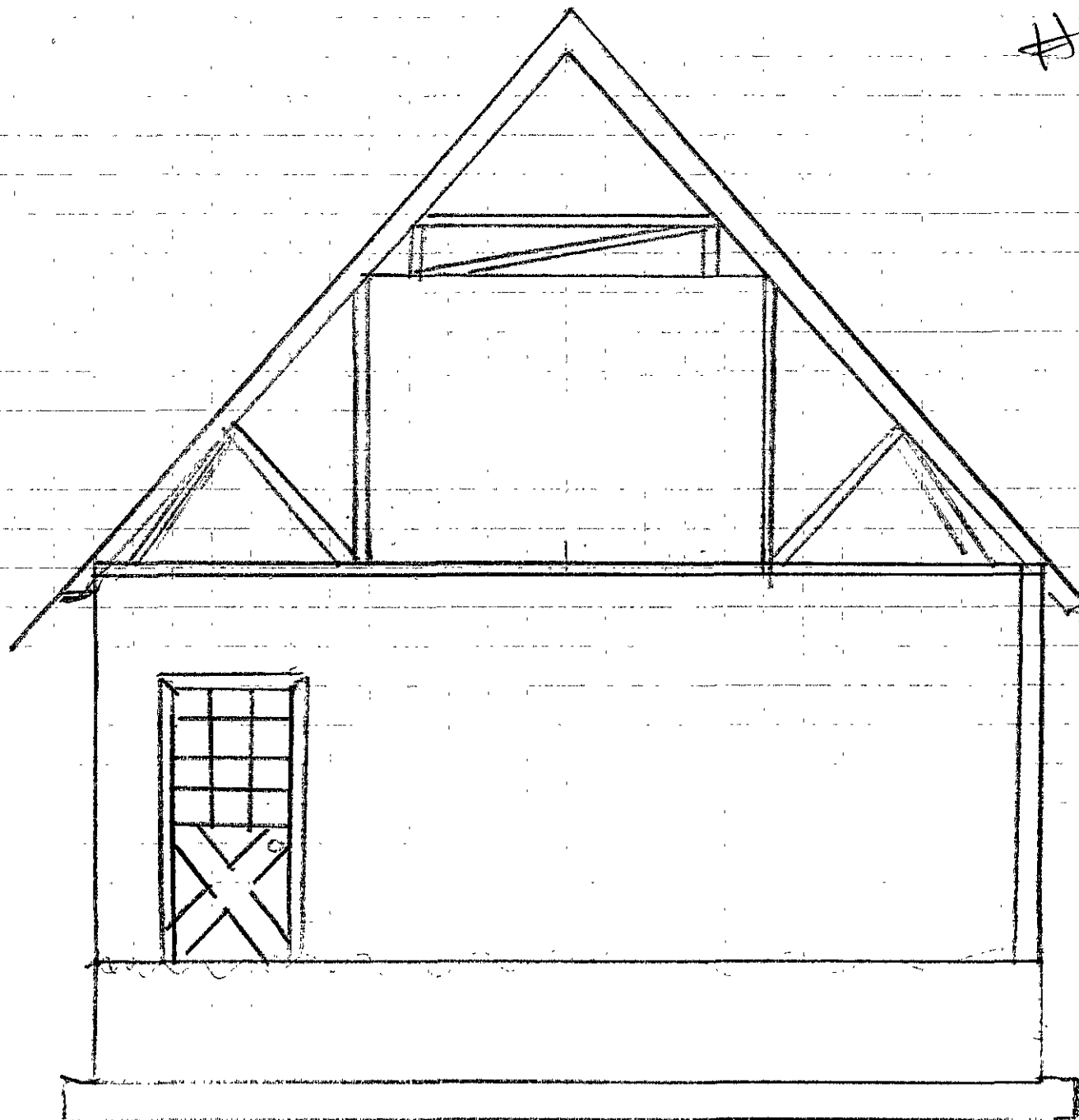
Thank You,

Phillip Prestianni

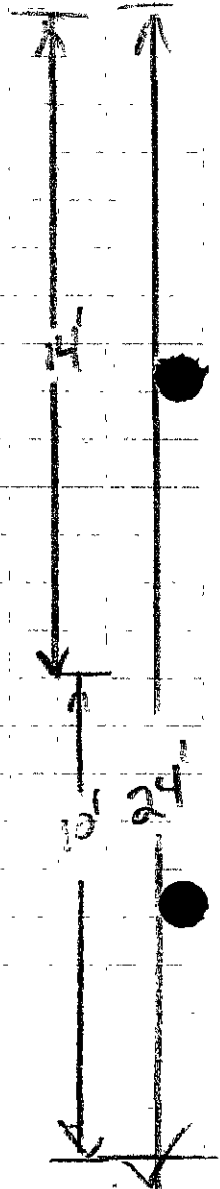
Bart Prestianni

Bart Prestianni
Philip Prestianni

(410-254-0388)

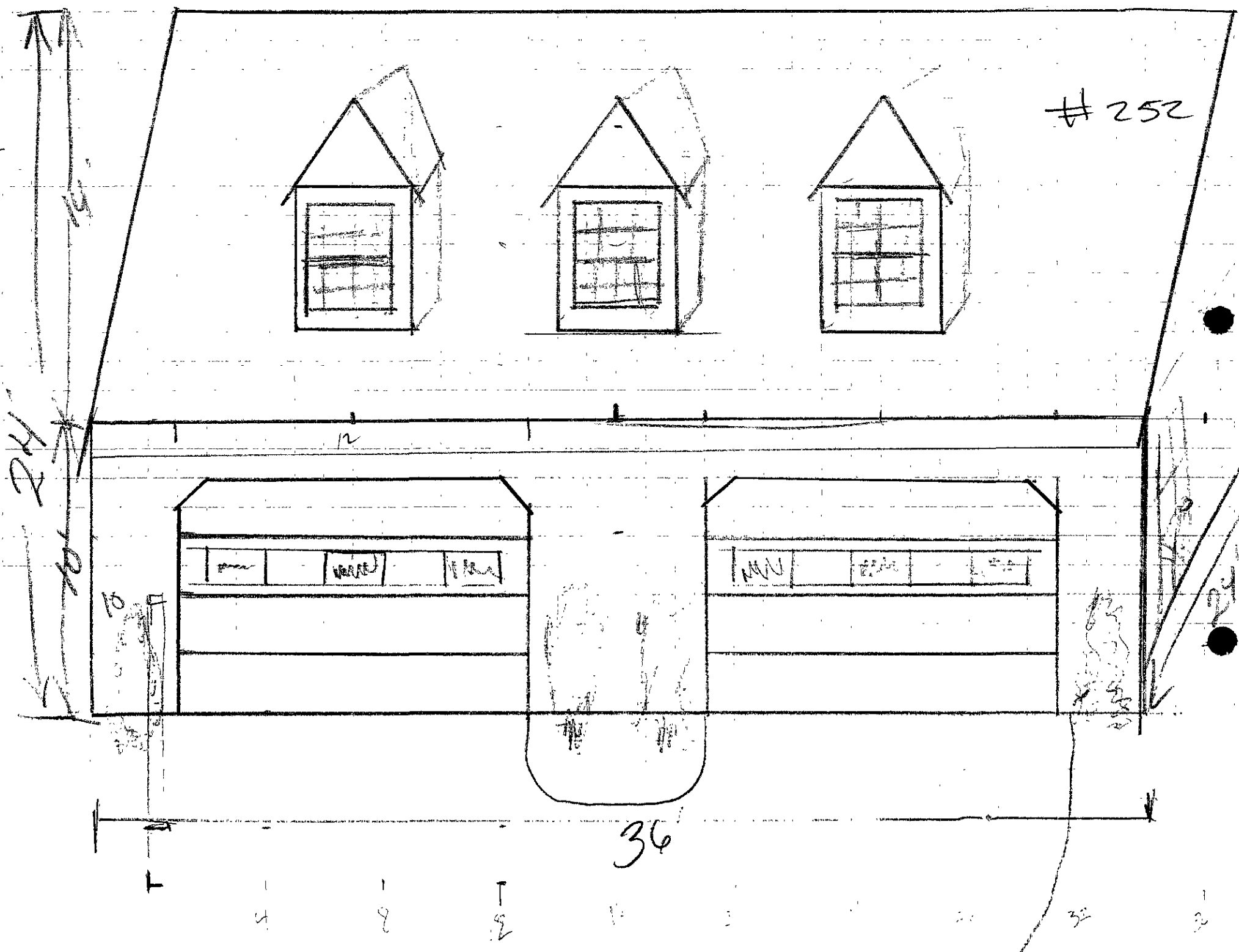


#252



36" Below
Sillings
1 1/2" Concrete footer
24" wide 12" Deep

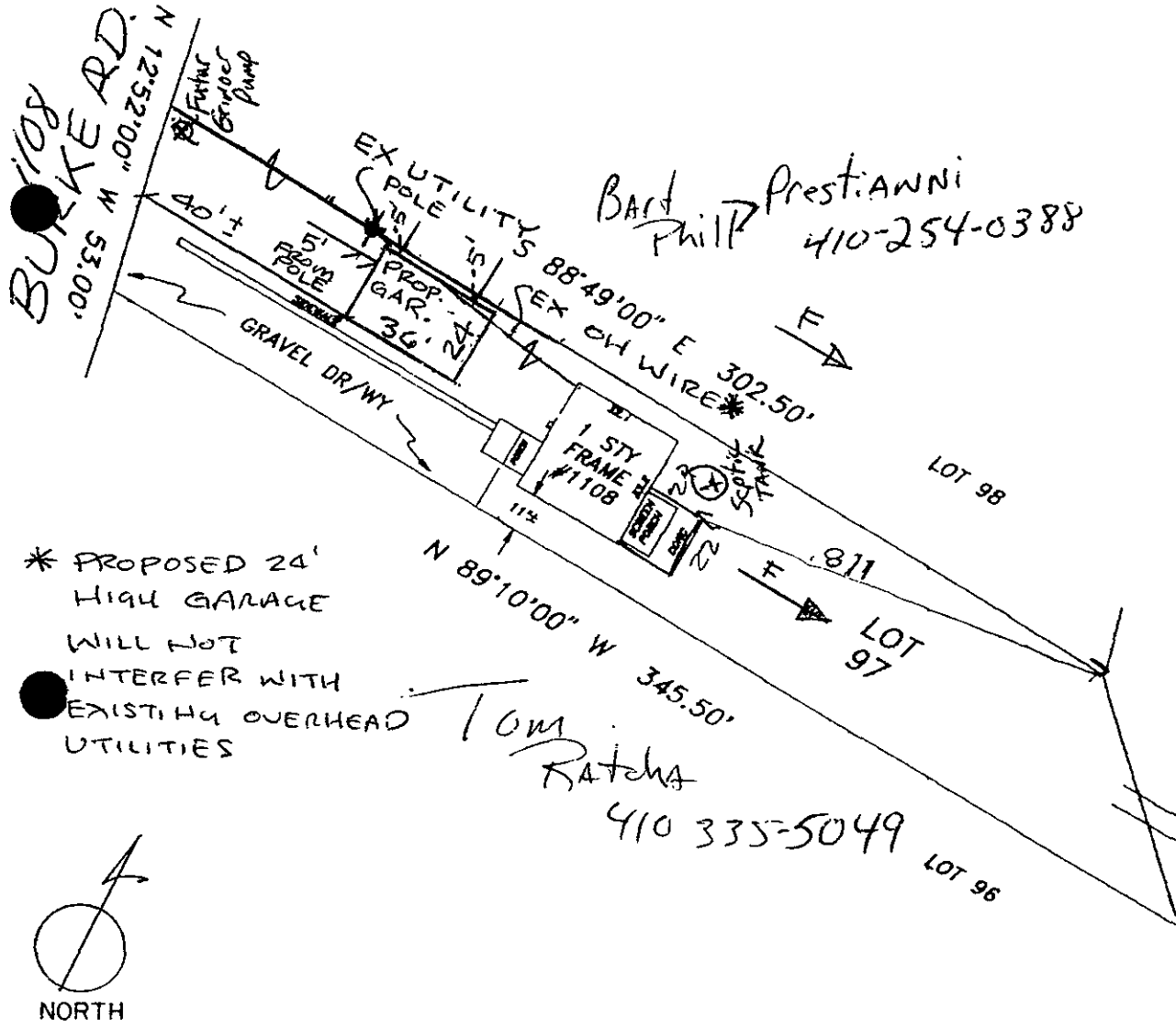
252



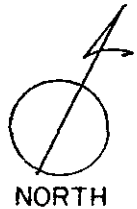
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1108 Burke Rd
 SUBDIVISION NAME Bowlegs Quarters
 PLAT BOOK # 007 FOLIO # 012 LOT # 97 SECTION # X
 OWNER Josef JOANN Lacher

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

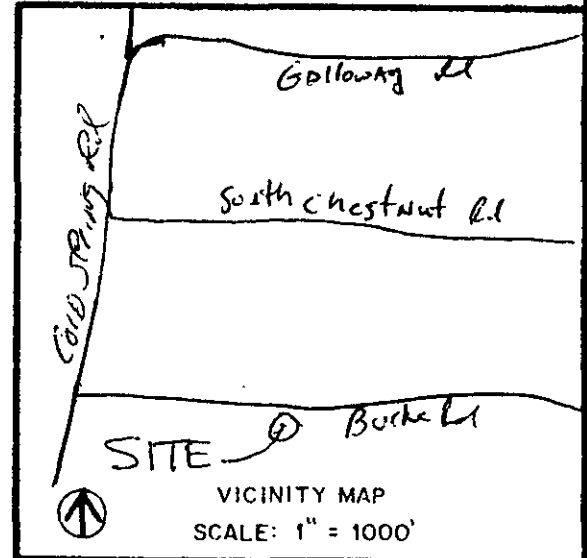


* PROPOSED 24' HIGH GARAGE WILL NOT INTERFERE WITH EXISTING OVERHEAD UTILITIES



PREPARED BY Josef Lacher

SCALE OF DRAWING: 1" = 50'



LOCATION INFORMATION

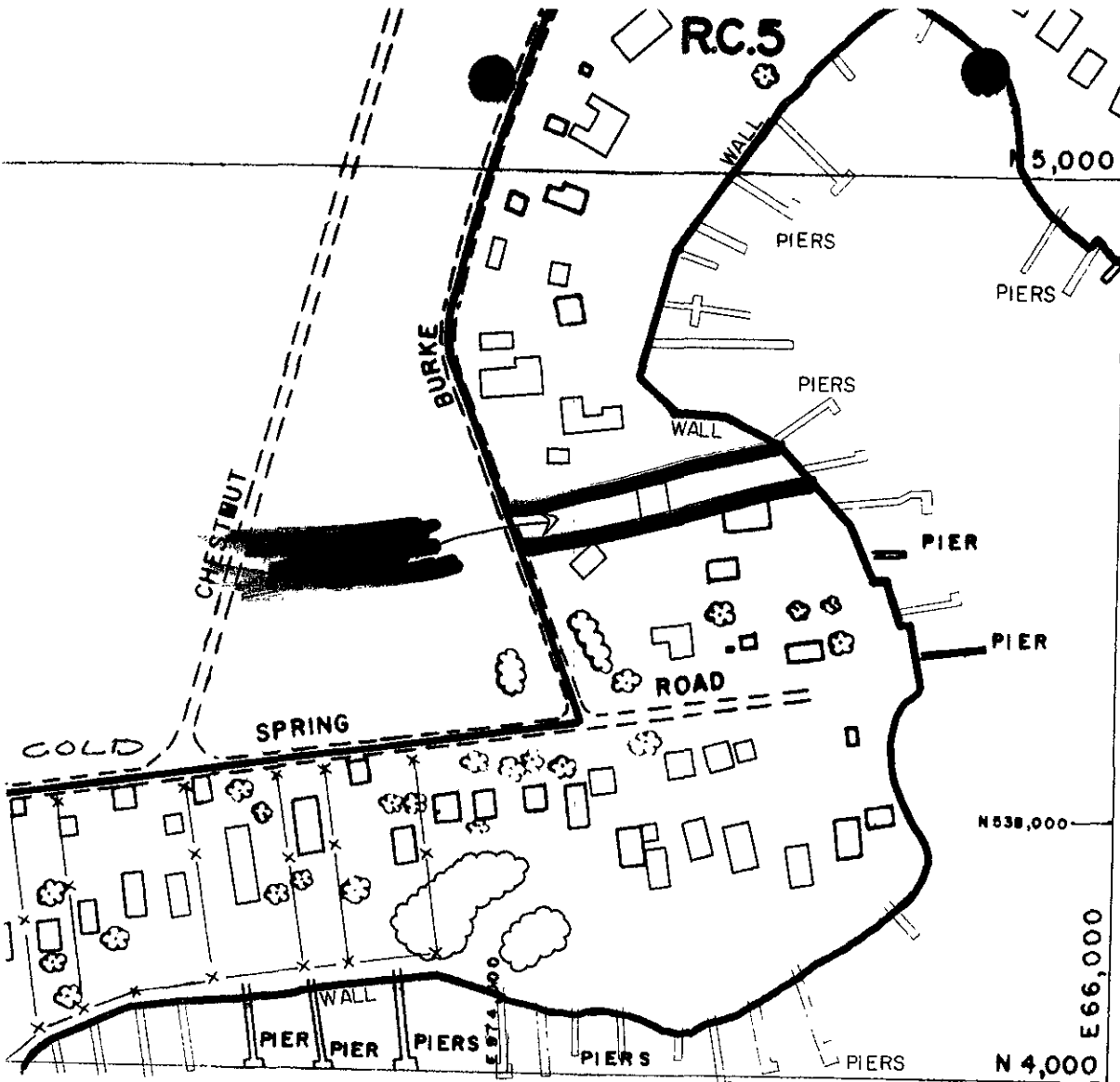
ELECTION DISTRICT 15
 COUNCILMANIC DISTRICT 5
 1" = 200' SCALE MAP # NEKZ
 ZONING RC5
 LOT SIZE 39 17,119.00
 ACREAGE SQUARE FEET

	PUBLIC	PRIVATE		
SEWER	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES	NO
WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CHESAPEAKE BAY CRITICAL AREA			<input checked="" type="checkbox"/>	<input type="checkbox"/>
100 YEAR FLOOD PLAIN			<input checked="" type="checkbox"/>	<input type="checkbox"/>
HISTORIC PROPERTY/ BUILDING			<input type="checkbox"/>	<input checked="" type="checkbox"/>
PRIOR ZONING HEARING	<u>NONE</u>			

ZONING OFFICE USE ONLY
 REVIEWED BY ITEM # CASE #

CTM | 252 |

Ref. #1



SCALE

1" = 200' ±

LOCATION

BOWLEYS
QUARTERS

SHEET

N.E.

2-K

DATE
OF

PHOTOGRAPHY
JANUARY
1986

*Lacher
1108 Burke Rd*

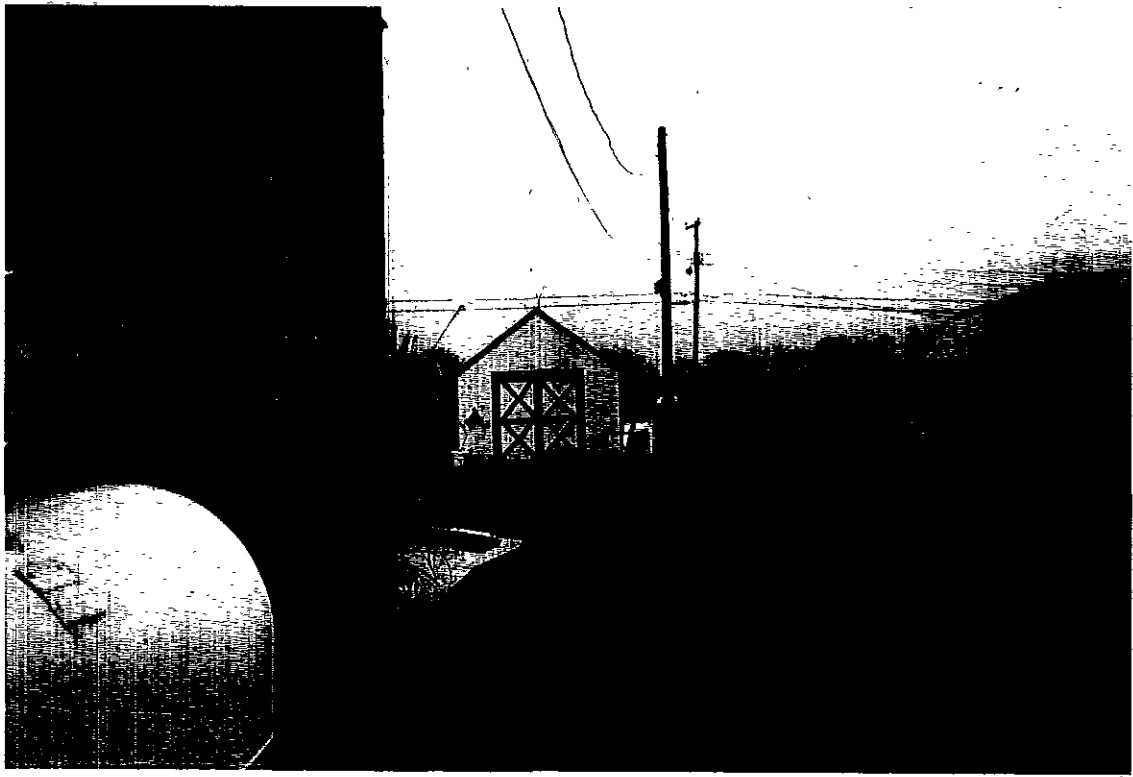
#252

NE 2 K

PHOTOS
3 COPIES





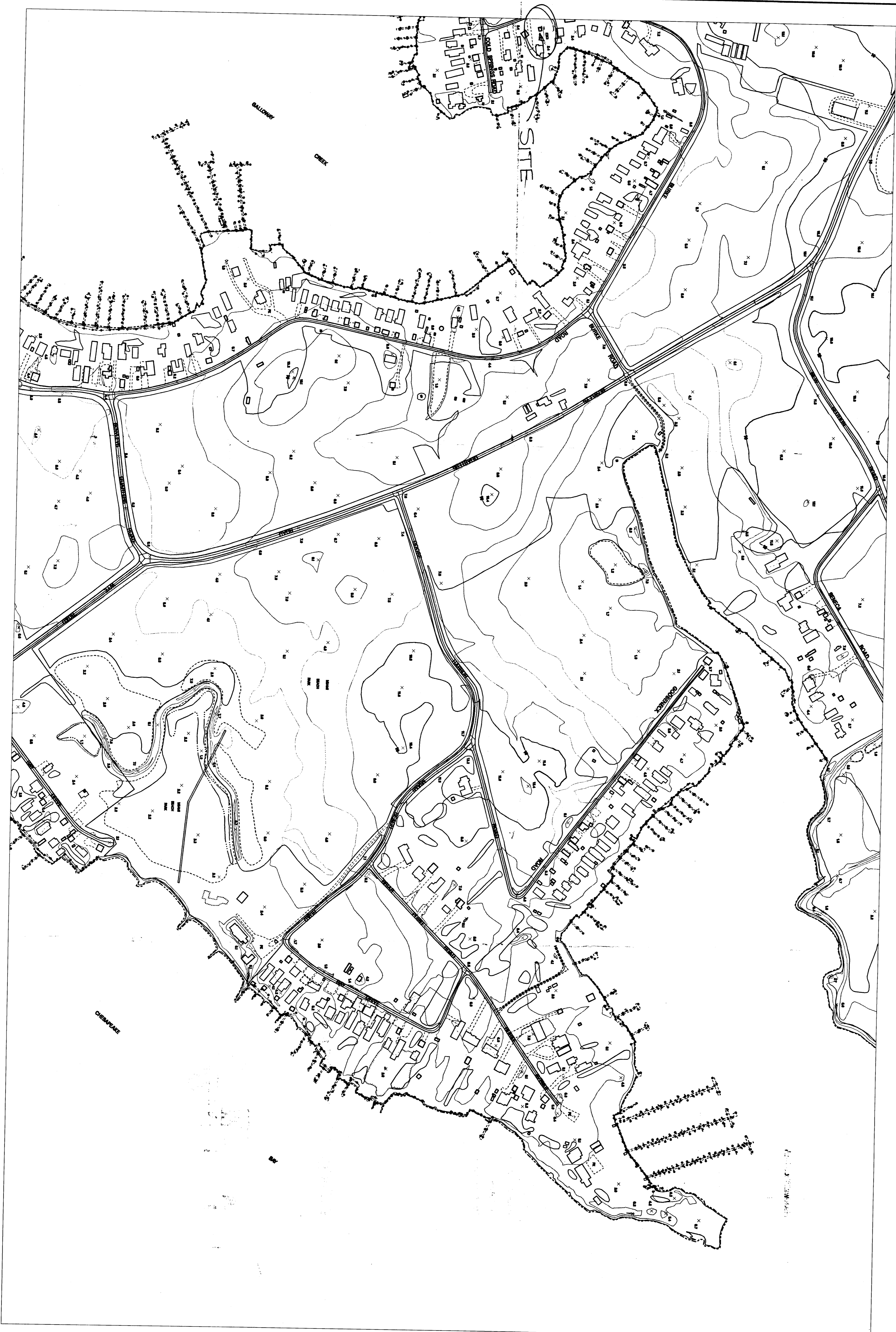




CR # 232

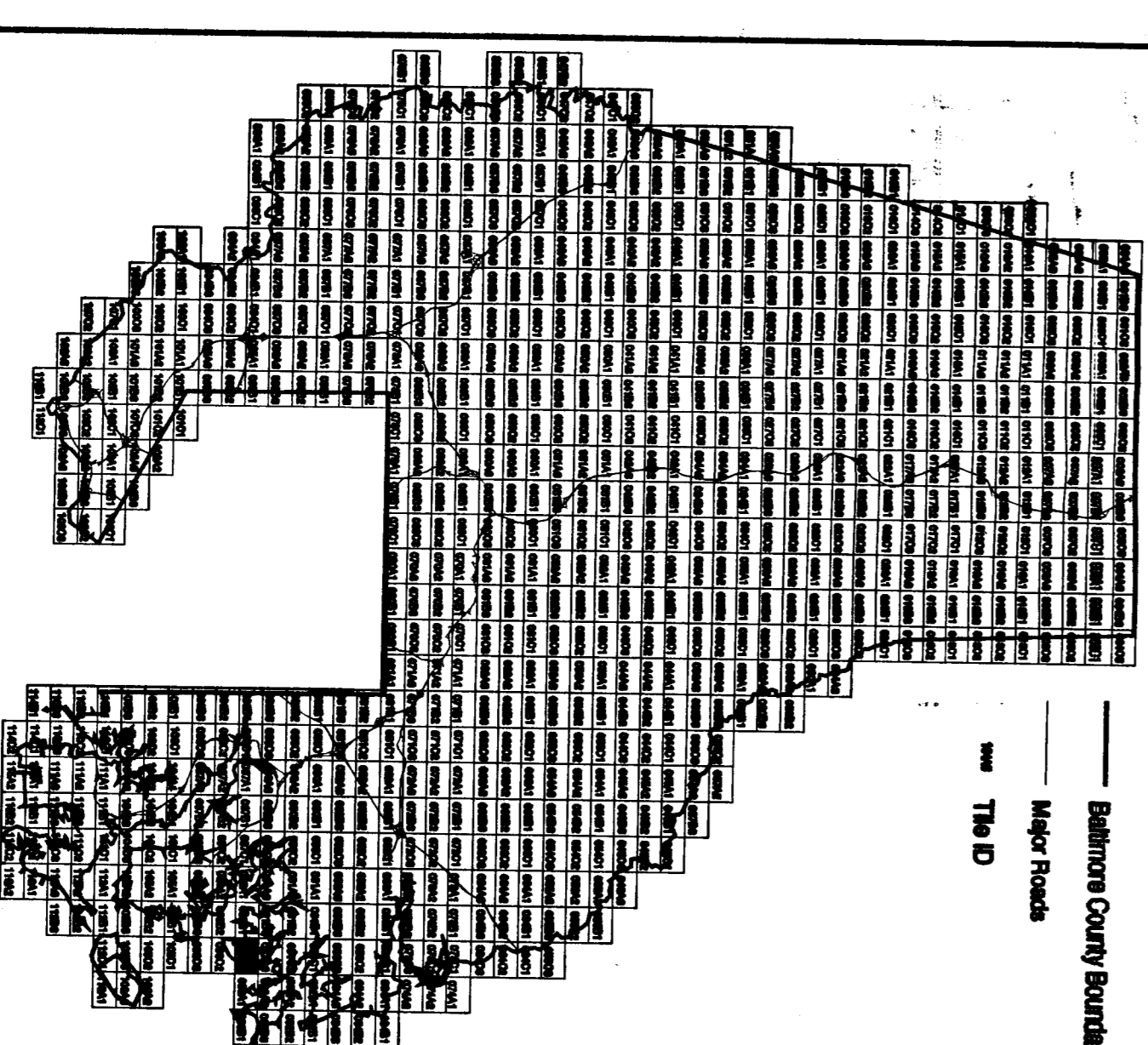
232

PLANIMETRICS PLOT

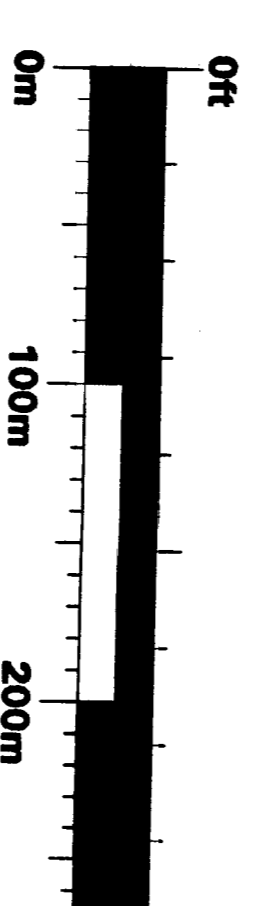


Legend

- | | |
|--|---|
| Mapsheet Index | Ramp Centerlines |
| Residential Buildings | Recreational Areas, Golf Courses |
| Commercial Buildings | Commercial Pools |
| Institutional Buildings | Blue/White Areas |
| Garages and Other Structures | Athletic Fields, Tennis Courts, Playgrounds |
| Buildings Under Construction | Natural Hydrography |
| Toll Booths and Rail Stations | Reservoirs |
| Water Towers and Storage Tanks | SW Retention Ponds |
| Culverts | Bay Area |
| Paved Roads | Boat Ramps, Piers, Dams, and Bulkheads |
| Unpaved Roads | Drainage Connector |
| Paved Allys | Culverts |
| Unnamed Roads | Headwall/Foodfall |
| Hidden Roads, Roads Under Construction | Hidden Hydrography |
| Road Intersections | Index Contour |
| Paved Parking Lots, Driveways, Runways, Trailways | Intermediate Contour |
| Bridges and Overpasses | Intermediate Depression Contour |
| Tunnel Portal | Obscured Index Contour |
| Rail Line | Obscured Intermediate Contour |
| Hidden Rail Line | Obscured Index Depression Contour |
| Abandoned Rail | Obscured Intermediate Depression Contour |
| Minor Rail | Hidden Contour |
| Light Rail | Neeline |
| Transmission Line | Radio Towers |
| Pipeline | Transmission Towers |
| Junkyards, Landfills, Quarries, Gravel and Sand Pits | Microwave Transmitters |
| Areas Under Construction, Power Stations | Spot Elevations |
| Road Tracks, Centerlines | Water Elevations |
| Wooded Areas, Orchards/Nurseries | Bridge Elevations |
| Tree Rows | Rooftop Elevations |
| Wetlands/Swamps | |
| State Plane Grid Lines | |
| Street Centerlines | |
| Alley Centerlines | |



1:2400



Baltimore County - OIT GIS Services Unit

Layers:

INDEX, BLDG, ROADS, CLINE, TRANS
CULT, VEG, REC, HYDROL, HYDROP
COMM, SPOT, TOPO

Coordinate System:

Maryland State Plane: NAD83/91 Horiz. E
Elevations in Feet: NAVD88 Vertical Datum

Date of Data Capture: March 1995

Tile ID: 098C1